176.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	820,000 / 820,000
					USE VALUE:	820,000 / 820,000
					ASSESSED:	820,000 / 820,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		KILSYTHE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARRY MICHAEL S/THERESA J
Owner 2:	
Owner 3:	
Street 1:	32 KILSYTHE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CLAYTON DOUGLAS J -
Owner 2:	CLAYTON CHRISTINE -
Street 1:	32 KILSYTHE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,920 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1449 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8920.000	332,800	5,900	481,300	820,000
Total Card	0.205	332,800	5,900	481,300	820,000
Total Parcel	0.205	332,800	5,900	481,300	820,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 565.91 | /Parcel: 565.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 118189

GIS Ref

GIS Ref

Insp Date 06/22/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 176.0-0004-0002.0

!13741!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	332,800	5900	8,920.	481,300	820,000	820,000	Year End Roll	12/18/2019
2019	101	FV	255,400	5900	8,920.	474,400	735,700	735,700	Year End Roll	1/3/2019
2018	101	FV	263,900	5900	8,920.	364,400	634,200	634,200	Year End Roll	12/20/2017
2017	101	FV	263,900	5900	8,920.	343,800	613,600	613,600	Year End Roll	1/3/2017
2016	101	FV	263,900	5900	8,920.	316,300	586,100	586,100	Year End	1/4/2016
2015	101	FV	249,100	5900	8,920.	295,700	550,700	550,700	Year End Roll	12/11/2014
2014	101	FV	249,100	5900	8,920.	272,300	527,300	527,300	Year End Roll	12/16/2013
2013	101	FV	249,100	5900	8,920.	272,300	527,300	527,300		12/13/2012

PRINT

Date	Time
12/11/20	03:39:22

LAST REV

Date	Time
12/26/19	13:32:28

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13741

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CLAYTON DOUGLAS	43624-515		8/31/2004		510,000	No	No		
CROUSE BEVERLY/	27623-582		8/29/1997		245,000	No	No		Y

USER DEFINED

Prior Id # 1:	118189
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2019	1503	New Wind	9,505					
6/7/2016	744	Solar Pa	1,060					
5/25/2013	954	Solar Pa	18,280	C				
8/15/2011	862	New Wind	7,564					REPL 4 WINDOWS & F
7/5/2006	554	Siding	13,000			G8	GR FY08	
10/13/2004	1008	Re-Roof	10,500					

ACTIVITY INFORMATION

Date	Result	By	Name
6/22/2018	MEAS&NOTICE	BS	Barbara S
7/10/2013	Info Fm Prmt	EMK	Ellen K
11/11/2008	Meas/Inspect	189	PATRIOT
3/15/2007	External Ins	BR	B Rossignol
12/8/2004	MLS	MM	Mary M
10/25/2000	Misd Hearing		
1/5/2000	Meas/Inspect	243	PATRIOT
7/20/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8920		Sq. Ft.	Site		0	70.	0.77	6									481,319						481,300	

Total AC/HA: 0.20478 | Total SF/SM: 8920 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 481,319 | Spl Credit | Total: 481,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	5	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00039494
Adj $ / SQ:	168.817
Other Features:	76250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373067
Depreciation:	40291
Depreciated Total:	332775

COMMENTS

RRM VERY ROUGH NV. OF=SINK & TOILET IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

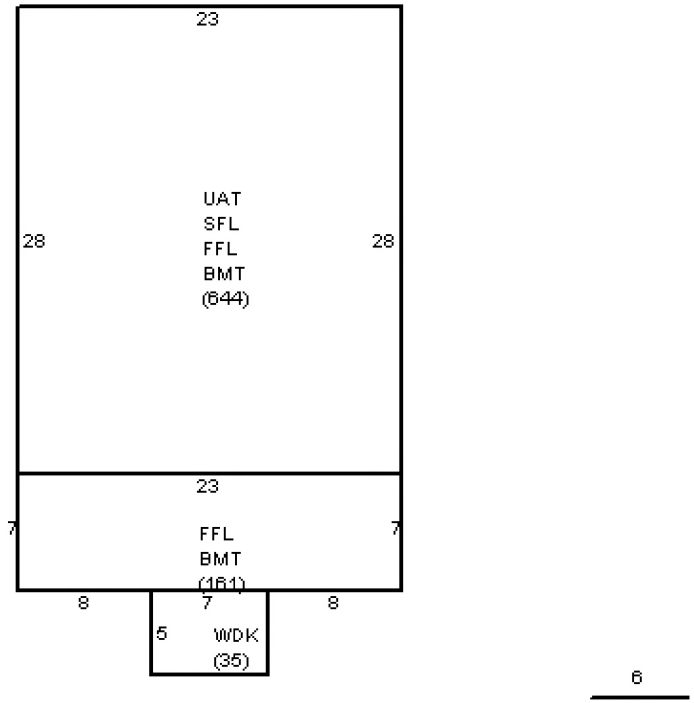
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.82
Special Features:	0	Val/Su Net:	135.84
Final Total:	332800	Val/Su SzAd	229.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	805	50.640	40,769
FFL	First Floor	805	168.820	135,897
SFL	Second Floor	644	168.820	108,718
UAT	Upper Attic	161	67.530	10,872
WDK	Deck	35	16.010	560
	Net Sketched Area:	2,450	Total:	296,816
Size Ad	1449	Gross Are	2933	FinArea 1449

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

176.0-0004-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1928	21.25	T	40	101			5,100			5,100
19	Patio	D	Y	1	10X13	A	AV	1980	5.13	T	31.2	101			500			500
19	Patio	D	Y	1	8X8	A	AV	1980	6.00	T	31.2	101			300			300

More:	N	Total Yard Items:	5,900	Total Special Featues:	Total: 5,900